

HAMMONDCARE
LEVEL 4, 207B PACIFIC HWY
ST LEONARDS NSW 2065

SECTION 4.55 MODIFICATION OF DEVELOPMENT CONSENT

(In accordance with the provisions under Section 4.55 of the *EP&A Act 1979*)

ADDRESS: Lot 152 DP 717956
68-82 STEWART AVENUE, HAMMONDVILLE NSW 2170

DESCRIPTION: Modification to Development Consent DA-1183/2016 under Section 4.55(2) of the Environmental Planning and Assessment Act 1979, the application seeks consent for a series of minor amendments across Stage 4 of the approved development, specifically in relation to Building B1, Building B7/8, Building B11 and the Pavilion, as well as associated modifications to the landscape design

Reference is made to Modification Application DA-1183/2016/F which seeks amendment to Development Consent DA-1183/2016 issued for an *'Aged care facility including partial demolition of Bond House and demolition of other aged care buildings on the site, site works including excavation and tree removal, staged construction of ten buildings providing 155 beds and communal facilities, at grade and basement car parking and site landscaping and infrastructure upgrades'*

Modification Application DA-1183/2016/F seeks consent for a series of minor amendments across Stage 4 of the approved development, specifically in relation to Building B1, Building B7/8, Building B11 and the Pavilion, as well as associated modifications to the landscape design.

Pursuant to Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*, Council grants approval for the modification sought. Accordingly, Development Consent DA-1183/2016, has been amended with the following changes (***which are shown in bold and italic***) and deletions (***which are shown in strikethrough***):

1. **Condition No. 1 of Development Consent DA-1183/2016 (as amended by DA-1183/2016/E) has been amended to read as follows:**

Approved Plan

1. Development the subject of this determination notice must be carried out strictly in accordance with the following approved plans/reports marked as follows, except where modified by the undermentioned conditions:
 - a) Architectural plans prepared by Integrated Design Group, including:



Title	Drawing Number	Issue	Date
Staging and Demolition Plan	0100	N	5 April 2024
Site Roof Plan	0101	N O	5 April 2024 13/3/2026
Site Ground Plan	0102	L M	5 April 2024 13/3/2026
Site Level 1 Plan	0103	A B	5 April 2024 13/3/2026
Site Level 2 Plan	0104	A B	5 April 2024 13/3/2026
Stage 1 Parking Plan	DA0103	Issue K	3 April 2017
Streetscape Elevations	1000	J K	5 April 2024 13/3/2026
Building 1 Plans	1100(A)	N O	5 April 2024 13/3/2026
Building 1 Elevations & Sections	1100(B)	A B	5 April 2024 13/3/2026
Building 2 & 3 Plan, Elevations and Section	DA1101	I	27 February 2018
Building 4 Plan, Elevations and Section	DA1102	I	27 February 2018
Building 5 & 6 Plan, Elevations and Section	DA1103	I	27 February 2018
Building 7/8 Plans	1104(A)	K L	5 April 2024 13/3/2026
Building 7/8 Elevations & Sections	1104(B)	A B	5 April 2024 13/3/2026
Building 10 Basement (1/2)	1105(A)	J K	5 April 2024 13/3/2026
Building 10 Ground (2/2)	1105(B)	J K	5 April 2024 13/3/2026
Building 10 First Floor Plan (1/2)	1106(A)	H I	5 April 2024 13/3/2026
Building 10 Second Floor Plan (2/2)	1106(B)	H	5 April 2024
Building 10 Elevations & Sections (1/2)	1107(A)	F G	5 April 2024 13/3/2026
Building 10 Elevations & Sections (2/2)	1107(B)	F	5 April 2024
Building 11 Plans	1108(A)	K	5 April 2024
Building 11 Elevations & Sections	1108(B)	A	5 April 2024
Site Retaining Wall Plan	9302	B	13/3/2026
Materials and Finishes	9600	Issue F H	5 April 2024 13/3/2026
Plan – Building 1 - Roof	E1102	B	13/3/2026
Plan – Building 7/8 - Roof	F1101	B	13/3/2026

Plan – Pavilion - Roof	G1101	B	13/3/2026
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b) Landscaping Plan prepared by Arterra Design Pty Ltd, including:

Title	Drawing Number	Issue	Date
Landscape Design Principles & Precedents	LA01	C	16 April 2024
Landscape Plan – Whole Site	LA02	G	16 April 2024
Landscape Plan – Whole Site	LA32	A	04/06/26
Tree Retention and Removal Plan	LA03	G	16 April 2024
Stage 3 Plan	LA03a	B	16 April 2024
Stage 3 Plan	LA33a	A	04/06/26
Detail Plan – Stage 1	LA04	F	16 April 2024
Detail Plan - 1	LA34	A	04/06/26
Detail Plan – Stage 2	LA05	F	16 April 2024
Detail Plan – Stage 3 East	LA06	E	16 April 2024
Detail Plan – 3 East	LA36	A	04/06/26
Detail Plan – Stage 3 West	LA07	E	16 April 2024
Detail Plan – 3 West	LA37	A	04/06/26
Detail Plan – Stage 3 Level 1	LA07a	B	16 April 2024
Detail Plan – Stage 3 Level 2	LA07b	B	16 April 2024
Detail Plan – Stage 3 Roof	LA07c	B	16 April 2024
Landscape Details	LA10	B	16 April 2024
Landscape Details	LA11	A	5 September 2023
Landscape Details	LA12	A	5 September 2023
Canopy Cover For Stage 3 Car Parking	LA13	A	16 April 2024
Landscape Plan – Whole Site	LA22	B	08/09/26
Stage 4 Plan	LA23a	B	08/09/26
Detail Plan - 1	LA24	B	08/09/26
Detail Plan - 2	LA25	A	11/03/26
Detail Plan – 3 East	LA26	A	11/03/26
Detail Plan – 3 West	LA27	A	11/03/26
Detail Plan – Level 1	DA27a	A	11/03/26
Landscape Details	LA28	A	05/09/23

Where there is an inconsistency between Landscape Plans specific to Stage 3, the plans dated 04/06/26 take precedence.

Where there is an inconsistency between Landscape Plans specific to Stage 4, the plans dated 08/09/26 take precedence, followed by the plans dated 11/03/26.

c) Landscaping Plan prepared by Taylor Brammer Landscape Architects Pty Ltd, including:

Title	Drawing Number	Issue	Date
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Landscape Details	LA08	Issue B	20 December 2016
Landscape Details	LA09	Issue B	20 December 2016

d) Stormwater and Civil Engineering Plans prepared by Northrop, including:

Title	Drawing Number	Issue	Date
Cover Sheet, Drawing Schedule and Site Locality Plan	DA01	04 05	5 April 2024 18/03/26
Concept Soil and Water Management	DA02	04 05	5 April 2024 18/03/26
Concept Stormwater Drainage Plan	DA03	04 05	5 April 2024 18/03/26
Concept Bulk Earthworks Plan	DA04	04 05	5 April 2024 18/03/26
Concept Stormwater quality and Music Model Summary	DA05	01 02	5 April 2024 18/03/26

e) Demolition, Construction & Operational Waste Management Plan prepared by Hammondcare, dated 10 April 2024, **and Demolition, Construction & Operational Waste Management Plan Hammondville Stage 3 & 4 prepared by Stephen Edwards Constructions, Revision 4, dated 30 April 2026.**

Where there is an inconsistency between the Plans specific to Stage 3 & 4, the plan dated 30 April 2026 takes precedence.

f) Plan of Management for HammondCare Aged Care Hammondville prepared by HammondCare, dated April 2024, **and Plan of Management Report Hammondville Stage 3 & 4 prepared by Stephen Edwards Constructions, Revision 4, dated 30 April 2026.**

Where there is an inconsistency between the Plans of Management specific to Stage 3 & 4, the plan dated 30 April 2026 takes precedence.

g) Conservation Management Strategy for Hammondville Aged Care prepared by Weir Phillips Heritage, dated December 2016;

h) Addendum Arboricultural Impact Assessment and Tree Management Plan prepared by Red Gum Horticultural, dated 8 August 2017.

i) Flood Evacuation Plan prepared by WMS, revision 1, dated 25 July 2023.

j) Geotechnical Investigation prepared by JK Geotechnics, Ref: 35780Brpt, dated 31 July 2023.

k) Traffic and Parking Impact Assessment prepared by McLaren Traffic Engineering & Road Safety Consultants, Ref: 221096.01FB, Revision B, dated 17 August 2023.

l) Accessibility Design Review Report prepared by ABE Consulting, Ref: 22607, Revision 22607_ADR_DA_v1.1, dated 27th July 2023, **and Accessibility Design Review Report prepared by ABE Consulting, Revision 1.2, dated 1 May 2026.**

Where there is an inconsistency between the Reports specific to Stage 3 & 4, the report dated 1 May 2026 takes precedence.

- m) Acoustic Report for Section 4.55 prepared by JHA Services, Ref: 230003, Revision B, dated 9 April 2024.
- n) Heritage Impact Statement prepared by Weir Phillips Heritage and Planning, Ref: J2324_02, dated 30 June 2023, ***and Statement of Heritage Impact, prepared by Weir Phillips Heritage and Planning, Ref: J2324_04, dated 20 April 2026.***

Where there is an inconsistency between the Statements specific to Stage 3 & 4, the Statement dated 20 April 2026 takes precedence.

- o) Bushfire Protection Assessment prepared by Travers Bushfire & Ecology, Ref: 20Ham03.2, Revision 2.0, dated 19 April 2024, ***and advice for production of s4.55(2) amendments across Stage 4, prepared by Travers Bushfire & Ecology, Ref: HAM03.4BFv2, dated 1 May 2026.***

Where there is an inconsistency between the Bushfire Protection Assessment and the s4.55(2) advice specific to Stage 3 & 4, the advice dated 1 May 2026 takes precedence.

- p) Report to Hammondcare on Soil Remediation Action Plan (RAP) for Proposed Refurbishment and Demolition Works at 68-82 Stewart Avenue, Hammondville, NSW, Ref: E35780BRrpt4Rev1-RAP prepared by JK Environments Pty Ltd dated 12th June 2024.
- q) Report to Hammondcare on Asbestos Management Plan for Proposed Refurbishment and Demolition Works at 68-82 Stewart Avenue, Hammondville, NSW, Ref: E35780BRrpt3rev1-AMP prepared by JK Environments Pty Ltd dated 12th June 2024.
- r) Acoustic Report for Section 4.55 Hammondcare Hammondville Stage 3 and 4, 68-72 Stewart Avenue, Hammondville, Project Number: 230003, Rev A prepared by JHA Services dated 22nd September 2023, ***Acoustic Report for Hammondcare Hammondville Stage 4 – s4.55(2) Submission, prepared by JHA services, Ref: 2500027, dated 30/04/2026.***

Where there is an inconsistency between the Reports specific to Stage 3 & 4, the report dated 30/04/2026 takes precedence.

- s) Hazardous Materials Survey prepared by JK Environments Pty Ltd, Ref: E35780BLrptRev1-HAZ, dated 31 August 2023.

2. Condition No. 2 of Development Consent DA-1183/2016 has been amended to read as follows:

General Terms of Approval

- 2. All General Terms of Approval issued by New South Wales Rural Fire Service shall be complied with prior, during, and at the completion of construction, as required in

accordance with the General Terms of Approval, dated ~~17 October 2025~~ **31 July 2026**, reference number DA-2017-00066-S4.55-4-~~5~~. A copy of the General Terms of Approval are attached to this decision notice.

The reissued General Terms of Approval may be altered or deleted at any time by New South Wales Rural Fire Service at the request of the applicant.

3. **Condition No. 16 of Development Consent DA-1183/2016 has been amended to read as follows:**

Stormwater Concept Plan

16. A stormwater drainage system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Northrop, reference 223445, revision ~~03-05~~, dated ~~7/08/2023~~ **18/03/26** and Civil & Stormwater Design Report prepared by Northrop Engineering, revision ~~02-D~~ **06**, dated ~~07/8/2023~~ **04/05/26**.

4. **Condition No. 19 of Development Consent DA-1183/2016 has been amended to read as follows:**

Flood Related Conditions

19. Prior to the issue of a Construction Certificate:

- a) Habitable floor levels shall be as high as practical and shall not be less than the Probable Maximum Flood (i.e. RL 10.30 m Australian Height Datum).
- b) A detailed stormwater drainage design prepared by a qualified practicing civil engineer must be provided for assessment. The design shall align with the Concept Stormwater Drainage Report, Rev ~~02-06~~ dated ~~07/08/2023~~ **04/05/26** prepared by Northrop and shall include all engineering details for collection and disposal of stormwater, existing site levels, finished levels, pipe sizes and grades and water quality treatment trains. The design shall demonstrate that the site stormwater will be discharged to the nominated point of discharge by gravity.
- c) On-site water quality treatment devices shall be provided to ensure that stormwater runoffs leaving the site comply with Council's water quality standards. The treatment facilities shall capture all gross pollutants and liquid contaminants from the stormwater before discharging to receiving water body. Water quality treatment works shall be designed using MUSIC modelling software and the water quality treatment system performance shall be verified using Council's MUSIC link.
- d) Operation and Maintenance Plan of the water quality treatment device shall be provided to council.
- e) Site flood emergency response plan and evacuation plan shall be developed and maintained, including suitable warning systems, signage and exits, to ensure the safe evacuation of people during floods up to and including the Probable Maximum Flood.

5. Condition No. 21E of Development Consent DA-1183/2016 has been amended to read as follows:

Detailed Urban Design

- 21E. A Prior to the issue of a construction certificate for stages 3 and 4, further clarifications and recommendations regarding sustainability need to be addressed at the detailed design stage to the satisfaction of Council's City Design and Public Domain section as outlined below:
- (a) Installation of solar panels in accordance with the approved DA plans and ESD Report prepared by JHA Services, revision C, dated 8/4/2024.
 - (b) Detailed roof plans must be submitted for Buildings B1, B7/8, **and** B10A/10B, ~~and B44~~. These plans should provide detailed layouts of the proposed green roofs, solar panels, skylights and other associated structures. Additionally, the roof materials for ~~B7/8~~, **and** B10A/B ~~and B44~~ are unclear. Therefore, a revised material palette should be submitted to reflect these features.
 - (c) Deleted.
 - (d) It is noted that the proposed rainwater tanks are indicated near the Pavilion to the west, as shown in the civil engineering plans, which may potentially conflict with the proposed dense tree planting. It is required that the applicant indicate the location of the rainwater tanks on the landscape plan during the detailed design stage to ensure that the proposed landscape work will function effectively.
 - (e) An overall tree canopy coverage for the site needs to be submitted in the detailed design stage. It is highly recommended to achieve a 40% canopy coverage for the entire site, aligning with the Greater Sydney Tree Canopy Coverage target by 2036.
 - (f) It is noted that the revised scheme, especially concerning B10A/B, has led to consistent overshadowing of the landscape area facing Thomas Avenue. The applicant is required to review the landscape design in this area to ensure that the proposed plant species are tolerant and resilient to the prevailing conditions. Any amendment of proposed landscape design must be provided to Council for further assessment.

6. Condition No. 49E of Development Consent DA-1183/2016 has been amended to read as follows:

CPTED Requirements

- 49E. The proposed safety measures outlined in the Architectural Design Statement must be implemented during the construction stage including:
- (a) Basement layout is in accordance with the architectural drawing No.1105(A) Issue ~~J~~**K**.
 - (b) Lift access will be card controlled.
 - (c) Points for CCTV cameras will be provided to monitor entry points and lift doors to any works commencing, any air-conditioning or refrigeration systems fitted to the buildings or outbuildings to be demolished, must have the refrigerants present in those systems extracted into a durable, air-tight container by a licensed air-conditioning technician. This container and its contents must be sent intact, for secure destruction, to a facility licensed to destroy such refrigerants. Documentary evidence that this has been completed, if these systems are present, must be sighted by the Principal Certifying Authority and included as part of the Occupation Certificate documentation.

7. **Condition No. 117B of Development Consent DA-1183/2016 has been amended to read as follows:**

Acoustic Report

- 117B. Upon completion of works and before the issue of any occupation certificate, written certification prepared by a suitably qualified acoustic consultant must be submitted to and approved by the certifier. The written certification prepared by the suitably qualified acoustic consultant must confirm that the development complies with all requirements and recommendations detailed within the approved acoustic report titled Acoustic Report for Section 4.55 Hammondcare Hammondville Stage 3 and 4, 68-72 Stewart Avenue, Hammondville, Project Number: 230003, Rev A prepared by JHA Services dated 22nd September 2023 ***and Acoustic Report for Hammondcare Hammondville Stage 4 – s4.55(2) Submission, prepared by JHA services, Ref: 2500027, dated 30/04/2026.*** The acoustic consultant must confirm that the development or use is capable of operating in accordance with the design criteria.

Note: The 'suitably qualified acoustic consultant' must be a member of the Australian Acoustical Society or employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.

8. **Attachment 1 of Development Consent DA-1183/2016 (as amended by DA-1183/2016/C) has been amended as follows:**

**ATTACHMENT 1 – GENERAL TERMS OF APPROVAL
ISSUED BY NSW RFS**



RFS



Liverpool City Council
Locked Bag 7064
LIVERPOOL BC NSW 1871

Your reference: DA-1183/2016/F (CNR-97147)
Our reference: DA-2017-00066-S4.55-5

ATTENTION: Ben Paterson

Date: Friday 31 July 2026

Dear Sir/Madam,

Integrated Development Application
s100B – SFPP – Seniors Housing
68-82 Stewart Avenue Hammondville NSW 2170, 152//DP717956

I refer to your correspondence dated 24/06/2026 seeking general terms of approval for the above Integrated Development in accordance with s4.55 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amended information. General Terms of Approval are now re-issued, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions.

Asset Protection Zones

Intent of measures: to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.

1. From the start of building works, and in perpetuity to ensure ongoing protection from the impact of bush fires, the entire Development Area, not the entire site (projecting out 100m from the proposed buildings towards the east), must be maintained as an inner protection area (IPA), in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.

When establishing and maintaining an IPA the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and

1

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au





RFS



- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 The storage and handling - of LP Gas, the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and,
- above-ground gas service pipes are metal, including and up to any outlets.

Landscaping Assessment

Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

5. Landscaping within the required asset protection zone and Developable area, (projecting out from 100m towards the east and located within the subject site) must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity (managed vegetated area located within the smaller Development area and projecting out 100m towards the east) and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Minimise planting of deciduous species, that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and,
- Low flammability vegetation species are used.

Emergency and Evacuation Planning Assessment

Intent of measures: to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.

6. Bush Fire Emergency Management and Evacuation Plan, must be prepared, updated and consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan; Australian Standard AS 3745:2010 Planning for emergencies in facilities; and, Australian Standard AS 4083:2010 *Planning for emergencies – Health care facilities*. The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants.

A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

This letter is in response to an assessment of the application based on the submitted further information and supersedes our previous general terms of approval dated 17/10/2025.

For any queries regarding this correspondence, please contact Craig Casey on 1300 NSW RFS.





- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

Construction Standards

Intent of measures: to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.

2. Proposed construction, must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 *Construction of buildings in bush fire-prone areas* and Section 7.5 (Additional construction requirements) and Section 7.5.2 (NSW State variations) of *Planning for Bush Fire Protection 2019*.

Access - Internal Roads

Intent of measures: to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area.

3. Access roads for special fire protection purpose (SFPP) developments, must comply with general requirements of Table 6.8b of *Planning for Bush Fire Protection 2019*:

- SFPP access roads are two-wheel drive, all-weather roads;
- access is provided to all structures;
- traffic management devices are constructed to not prohibit access by emergency services vehicles;
- access roads must provide suitable turning areas in accordance with Appendix 3; and
- one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression.

Water and Utility Services

Intent of measures: to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.

4. The provision of water, electricity and gas must comply with the following in accordance with Table 6.8c of *Planning for Bush Fire Protection 2019*:

- reticulated water is to be provided to the development where available;
- fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;
- hydrants are and not located within any road carriageway;
- reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
- fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;
- all above-ground water service pipes are metal, including and up to any taps;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:

a) lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
b) no part of a tree is closer to a power line than the distance set out in accordance with the specifications in *ISSC3 Guideline for Managing Vegetation Near Power Lines*.

- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;





Yours sincerely,

Mark Sugden
Manager Planning & Environment Srv (Est)
Built & Natural Environment





BUSH FIRE SAFETY AUTHORITY

SFPP – Seniors Housing
68-82 Stewart Avenue Hammondville NSW 2170, 152//DP717956
RFS Reference: DA-2017-00066-S4.55-5
Your Reference: DA-1183/2016/F (CNR-97147)

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

Mark Sugden
Manager Planning & Environment Srv (Est)
Built & Natural Environment

Friday 31 July 2026



9. Attachment 2 of Development Consent DA-1183/2016 (as amended by DA-1183/2016/C) has been amended as follows:

ATTACHMENT 2 – SYDNEY WATER REQUIREMENTS



17 July 2026

Our reference: N/A

Ben Paterson
Liverpool City Council
patersonb@liverpool.nsw.gov.au

RE: Modification Application DA-1183/2016/F at 68-82 Stewart Avenue, Hammondville (A-121976/CNR-97147)

Thank you for notifying Sydney Water of DA-1183/2016/F at 68-82 Stewart Avenue, Hammondville, which proposes a series of minor amendments across Stage 4 of the development, including Building B1, Buildings B7/8, Building B11 and the Pavilion. Changes comprise of minor demolition and removal works, extensions, modifications to the building footprint, layout and other associated works, resulting in an overall reduction of Gross Floor Area from 31,728m² to 31,113.79m². Sydney Water has reviewed the application based on the information supplied and provides the following Sydney Water requirements to assist in understanding the servicing needs of the proposed development.

Sydney Water position:	Condition of Consent applies
Condition of Consent which applies:	Building Plan Approval required See Attachment 1 for recommended wording for Sydney Water conditions to be included in the consent letter.
Additional comments:	Sydney Water understands that a Section 73 application will be lodged for the Stage 4 works. As such, no requirement for a Section 73 Compliance Certificate has been included for DA-1183/2016/F. We recommend the proponent contact Sydney Water as early as possible to prevent development delays where significant adjustments or design variations are required.
Other information:	This advice is not formal approval of our servicing requirements. Detailed requirements will be provided once the development is referred to Sydney Water for further applications. <i>The Sydney Water Development Application Information Sheet (for proponent) enclosed contains details on how to</i>

Sydney Water Corporation ABN 49 776 225 038
2 Parramatta Square, 1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124
Telephone 13 20 92 sydneywater.com.au



make further applications to Sydney Water and further information on Infrastructure Contributions.
A copy of this should be provided to the proponent in conjunction with the development consent.

If you require any further information, please contact the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,

Growth Analytics Team

Growth and Development, Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

- Sydney Water Development Application Information Sheet (for proponent)

Sydney Water Corporation ABN 49 776 225 038
2 Parramatta Square, 1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124
Telephone 13 20 92 sydneywater.com.au



Attachment 1 – Recommended Development Conditions

Prior to the issue of a Construction Certificate/Complying Development Certificate:

Building Plan Approval (including Tree Planting Guidelines)

The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to [Sydney Water Tap in®](#) to apply.

Sydney Water recommends developers apply for a Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.

Tree Planting

Certain tree species placed in proximity to Sydney Water’s underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Section 46 of the Sydney Water Act specifies what might occur when there is interference or damage to our assets caused by trees.

For any trees proposed or planted that may cause destruction of, damage to or interference with our work and are in breach of the Sydney Water Act 1994, Sydney Water may issue an order to remove that tree or directly remove it and seek recovery for all loss and associated compensation for the removal.

For guidance on types of trees that can cause damage or interference with our assets see Sydney Water webpage Wastewater blockages. For guidance on how to plant trees near our assets, see Diagram 5 – Planting Trees within Sydney Water’s [Technical guidelines – Building over and adjacent to pipe assets](#).

Sydney Water Corporation ABN 49 776 225 038
2 Parramatta Square, 1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124
Telephone 13 20 92 sydneywater.com.au



All other conditions of Development Consent DA-1183/2016 and Modification Applications DA-1183/2016/A, DA-1183/2016/B, DA-1183/2016/C, DA-1183/2016/D and DA-1183/2016/E remain unchanged.

Note: This determination notice is strictly for changes sought under Modification Application DA-1183/2016/F. No approval is granted or implied for any other works / changes proposed to the submitted development.

ADVISORY NOTES:

- (a) Section 8.2 of the EP&A Act provides that an applicant may request that Council review the determination of the Modification Application (this does not relate to designated development or Crown development).
- (b) Section 8.9 of the EP&A Act provides that an applicant who is dissatisfied with the determination of a Modification Application, may appeal to the Land and Environment Court against the determination.
- (c) The Section 4.55 Modification Application does not extend the timeframe of the Development Consent initially granted by Council.
- (d) Modification of the Development Consent does not remove the need to obtain any other statutory consent necessary under the EP&A Act.

If you have any further enquiries, please contact Ben Paterson on the abovementioned contact details.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Tamim Omar', with a stylized flourish at the end.

Tamim Omar
Acting Team Leader
DEVELOPMENT ASSESSMENT